

PUBLIC HEARING

The **LOUDOUN COUNTY BOARD OF SUPERVISORS** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m. on WEDNESDAY, November 9, 2022**, in order to consider:

PROPOSED LEASE OF COUNTY PROPERTY Lease for 801 Sycolin Road, Suite 103, Leesburg, Virginia 20175

Pursuant to Virginia Code Section 15.2-1800, the Board of Supervisors shall consider approving a lease between Loudoun County and Young Min Kwak for the purpose of continuing the operations of the current Sycolin Deli at the County owned facility located at 801 Sycolin Road, Suite 103, Leesburg, Virginia in the Leesburg (formerly Catoclin) Election District, Tax Map Number /60///6///B-B/ (PIN # 191-35-3864).

A complete copy of the full text of the above-referenced lease is on file and available for public inspection at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday or call (703) 777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

PROPOSED 2023 LEGISLATIVE PROGRAM

Each year, the Board of Supervisors adopts a Legislative Program, indicating its priority issues and initiatives for the upcoming session of the Virginia General Assembly. As part of this Legislative Program, the Board requests the Senators and Delegates representing Loudoun County to introduce specific legislation of importance to the County. The Board is seeking input from the public on the 2023 Draft Legislative Program. All members of the public are welcome to speak before the Board and provide feedback on the proposed 2023 Legislative Program.

A copy of the Board of Supervisors' 2023 Draft Legislative Program is available for review and may be examined at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday thru Friday or call (703) 777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

NONPROFIT ORGANIZATIONS' REQUESTS FOR PROPERTY TAX EXEMPTION BY DESIGNATION

Pursuant to Virginia Code §§15.2-1427 and 58.1-3651, the Board of Supervisors gives notice of its intention to propose for passage an Ordinance designating certain real and/or personal property owned by the following nonprofit organizations as exempt from local real and/or personal property taxes:

LOUDOUN THERAPEUTIC RIDING, INC.

The 2022 assessed value of the real property owned by Loudoun Therapeutic Riding, Inc., for which an exemption is requested is \$823,360, resulting in an actual total 2022 levy assessed against such property of \$7,327.90.

PRS, INC.

The 2021 assessed value of the tangible personal property owned by PRS, Inc., for which an exemption is requested is \$1,064.58, resulting in an actual total 2022 tax levy assessed against such property of \$56.04.

A complete copy of the full text of the above-referenced proposed Ordinance(s), as well as copies of the above organization's applications and supporting documentation, is on file and available for public inspection at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday, or call 703-777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for "Board of Supervisors Business Meetings, Public Hearings and Special Meetings").

INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS

Applications have been received by the Loudoun County Department of Planning and Zoning and referred to the Agricultural District Advisory Committee (ADAC) and the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia to amend the ordinances for the following Agricultural and Forestal Districts to add the following parcels:

District	PIN	Tax Map Number	Acres Enrolled
NEW HUGHESVILLE	456-10-1614	/45/////////52/	10.00
NEW FEATHERBED	466-36-1590	/87/E/1////38/	25.25
NEW HILLSBORO	447-48-2053	/26//24////2/	10.74

Any owner of additional qualifying land may join the applications with consent of the Board of Supervisors, at any time before the public hearing that the Board of Supervisors must hold on the applications. Additional qualifying lands may be added to an already created District at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

Any owner who joined in the application may withdraw their land, in whole or in part, by written notice filed with the Board of Supervisors, at any time before the Board of Supervisors acts pursuant to Virginia Code Section 15.2-4309.

The conditions and periods of the foregoing Agricultural and Forestal Districts to which parcels are being considered for addition are as follows:

District	Period	Subdivision Minimum Lot Size	Period Start Date
NEW HUGHESVILLE	4 Years	25 Acres	December 7, 2021
NEW FEATHERBED	4 Years	40 Acres	November 4, 2018
NEW HILLSBORO	4 Years	20 Acres	April 11, 2022

Each of these Districts will be reviewed prior to its expiration date pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County.

Received applications were referred to the Agricultural District Advisory Committee “ADAC” for review and recommendation. The ADAC and the Planning Commission held public meetings on the applications to consider the applications on August 4, 2022, and September 27, 2022 respectively. The reports and recommendations of the ADAC and the Planning Commission will be considered by the Board of Supervisors at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications may be examined by request at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 4:30 p.m., Monday through Friday, or by calling 703-777-0246 (option 5) to request hard copies or electronic copies or electronically at: <https://www.loudoun.gov/adac> (8-4-2022 ADAC Meeting under Agendas and Bylaws). Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for “Board of Supervisors Business Meetings, Public Hearings and Special Meetings”).

**SPEX-2021-0033, SPEX-2021-0034, SPEX-2021-0037, & SPMI-2021-0006
BEACH COMMERCIAL**

(Special Exceptions & Minor Special Exception)

Denise Harrover of Stone Ridge East Commercial II, LLC, of Fairfax, Virginia, has submitted an application for 1) a Special Exception to permit a convenience store use; 2) a Special Exception to permit a retail sales establishment use; and 3) a Special Exception and a fast-food restaurant without a drive-thru in the CLI (Commercial/Light Industry) zoning district. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed uses are listed as a Special Exception uses under Sections 3-904(C), 3-904(Q), and 3-904(P) respectively. The modification of the buffering and screening requirements applicable to the proposed Special Exception uses is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the Applicant requests the following modification:

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-1404(B), Buffer Yards, Use Buffer Yard Matrix, Table 5-1404(B)	Eliminate the required Type A buffer yard between a Commercial/Retail use and Vacant Land, Located in a Non-Residential Zoning District

The modification of the Additional Regulations applicable to the proposed convenience food store use is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors), pursuant to which the Applicant requests the following modification:

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-617(C), Free Standing Convenience Food Stores	Reduce the frontage requirements for a convenience food store at an intersection from 200 feet to 140 feet along Meadows Farm Court

The subject property is located within the Airport Impact (AI) Overlay District, outside of but within the one (1) mile of the Ldn 60 airport noise contour. The subject property is approximately 1.91 acres in size and is located north of Tall Cedars Parkway (Route 2200), west of Meadows Farm Court, and south of Route 50 in Chantilly, Virginia, in the Dulles Election District. The subject property is more particularly described as PIN: 205-40-9374. The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Mixed Use Place Type)) which designate this area for compact, pedestrian-oriented environments with opportunities for a mix of residential, commercial, entertainment, cultural, and recreational uses at a floor to area ratio (FAR) of up to 1.0.

**ZMAP-2021-0005, SPEX-2022-0022 ZMOD-2021-0015 & ZMOD-2021-0046
BELMONT PARK**

(Zoning Map Amendment, Special Exception & Zoning Modifications)

Belmont Gym Building, LLC, of McLean, Virginia, has submitted an application to rezone approximately 12.16 acres from the PD-OP (Planned Development – Office Park) zoning district under the Revised 1993 Zoning Ordinance to the R-16 ADU (Townhouse/Multifamily Residential-16, ADU Development Regulations) zoning district under the Revised 1993 Zoning Ordinance in order to develop 163 residential units, consisting of a maximum 106 multifamily units and a maximum of 57 single family attached units, at a density of approximately 13.4 dwelling units per acre. The applicant is also requesting a Special Exception to permit the modification of the minimum yard requirements for ADU (Affordable Dwelling Units) developments in the R-16 ADU zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed modification of the minimum yard requirements for ADU developments in the R-16 ADU zoning district is listed as Special Exception under Section 7-903(C)(1)(a). The applicant also requests the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§3-607(B) (2) R-16 Townhouse/Multifamily Residential, Building Requirements, Building Height, Multifamily.	Increase maximum permitted building height for multifamily buildings from 45 feet to 55 feet without additional setbacks.
§5-1403(B) Landscaping, Buffer Yards, Screening, and Landscape Plans, Road Corridor Buffers and Setbacks, Road Corridor Buffers and Setbacks Matrix, Table Section 5-1403 (B).	Reduce the required building setback from 200 feet to 80 feet and the parking setback from 125 feet to 50 feet along Harry Byrd Highway and Reduce the required building setback from 75 feet to 33 feet and the parking setback from 35 feet to 13 along Russell Branch Parkway.

The subject property is approximately 12.16 acres in size and is located on the east side of Russell Branch Parkway (Route 1061), west of Claiborne Parkway (Route 901) and south of Harry Byrd Highway (Route 7) in the Ashburn Election District. The subject property is more particularly described as PIN: 083-46-9403. The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Mixed Use Place Type)) which designate this area

for a mix of Residential, Commercial, Entertainment, Cultural and Recreational uses at recommended Floor Area Ratio (FAR) of 1.0.

SPMI-2020-0014
EQUINIX LIGHTING
(Minor Special Exception)

Equinix RP II, LLC of Herndon, Virginia, has submitted an application for a Minor Special Exception to request alternative Exterior Lighting for Data Centers in the PD-IP (Planned Development – Industrial Park) Zoning District. This application is subject to the Revised 1993 Zoning Ordinance, and the modification of the Additional Regulations for the Exterior Lighting of Data Centers (Section 5-664(C)) is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses, pursuant to which the Applicant requests the following modification:

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-664(C), Data Center, Exterior Lighting	Permit specialty uplighting of the façade that will not direct light downward or be cutoff and fully shielded.

The subject property is being developed pursuant to ZRTD-2015-0005, Beaumeade SE Quadrant. The Subject Property is located within the Route 28 Taxing District, the Route 28 Corridor Business Overlay District, and the AI (Airport Impact) Overlay District between the Ldn 60-65 aircraft noise contours. The subject property is approximately 10.177 acres in size and is located on the north side of Waxpool Road (Route 825) on the east side of Loudoun County Parkway (Route 607) at 22175 Beaumeade Circle, Ashburn, Virginia, in the Broad Run Election District. The subject property is more particularly described as PIN: 061-29-8643. The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Employment Place Type)) which designate this area for a broad array of employment uses at a recommended with a Floor Area Ratio (FAR) of up to 1.0.

ZCPA-2020-0004, ZRTD-2020-0004 & SPEX-2020-0015
WOODLAND PLAZA TALL OAKS, LOT 1

(Zoning Concept Plan Amendment, Zoning Conversion in the Route 28 Taxing District & Special Exception)

Greenhill Landscaping of Great Falls, Virginia, has submitted applications for the following: 1) amend the existing proffers and Concept Development Plan (“CDP”) approved with ZMAP-2007-0006, Tall Oaks Lot 1, in order to: 1) allow a contractor service establishment with outdoor storage; 2) to rezone the subject property from the PD-IP (Planned Development – Industrial Park) zoning district under the Revised 1993 Zoning Ordinance as amended through September 29, 2010 to the PD-IP (Planned Development – Industrial Park) under the Revised 1993 Zoning Ordinance as amended (“Zoning Ordinance”) in order to develop a contractor service establishment with outdoor storage; and 3) to allow a contractor service establishment with outdoor storage in excess of 20% of the lot area, pursuant to Section 5-662 and is permitted by Special Exception under Section 4-504 (HH) of the Zoning Ordinance. The subject property is located within the Route 28 Taxing District and the Route 28 CB (Corridor Business) Optional Overlay District. The subject property is approximately 1.39 acres in size and is located on the north side of Woodland Road

(Route 679) and on the west side of Cascades Parkway (Route 637) at 45934 Woodland Road, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as PIN: 031-49-7342. The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Employment Place Type)), which designate this area for a mix of office, production, flex space, and warehousing uses at densities up to 1.0 FAR.

CPAM-2021-0001
AIRPORT IMPACT OVERLAY DISTRICT UPDATE
(Comprehensive Plan Amendment)

Pursuant to Virginia Code §§15.2-2225 and 15.2-2229 and a resolution adopted by the Board of Supervisors on February 2, 2021, the Board of Supervisors hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County 2019 General Plan (adopted June 20, 2019, as amended) in order to establish new, clarify existing, revise, and/or delete certain existing policies and guidelines and maps in regard to airport noise around Washington Dulles International Airport. The amendment proposes revisions to Chapters 2, 3, and 7, the Glossary, the map used to depict and administer said policies and guidelines, and such other Chapters, policies, and provisions of the Loudoun County 2019 General Plan (2019 GP) as necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update cross-references to, and further clarify the policies of, the above-mentioned section(s) of the 2019 General Plan. The proposed CPAM would apply Countywide. The proposed text amendments under consideration include, without limitation, the following:

Proposed 2019 General Plan Amendments

Amendments to Chapter 2 – Land Use:

- Establish new, and clarify, revise, and/or delete certain existing terminology pertaining to airport noise impacts to be more consistent with terms used in the Zoning Ordinance.
- Clarify and revise the description of the Suburban Policy Area (SPA), to remove references to Washington Dulles International Airport's Ldn 65 noise contour.

Amendments to Chapter 3 – Natural, Environmental, and Heritage Resources:

- Revise the title reference to the map depicting the adopted airport noise contours from "Airport Impact Overlay District" to "Airport Noise Impact Area."
- Establish new, and clarify, revise and/or delete certain existing policy and criteria for the evaluation of airport noise impacts.
- Revise the map depicting the adopted aircraft noise contours. Specifically, consider adopting revised noise contours for Washington Dulles International Airport.

Amendments to the Reference Map of the Airport Impact Overlay District:

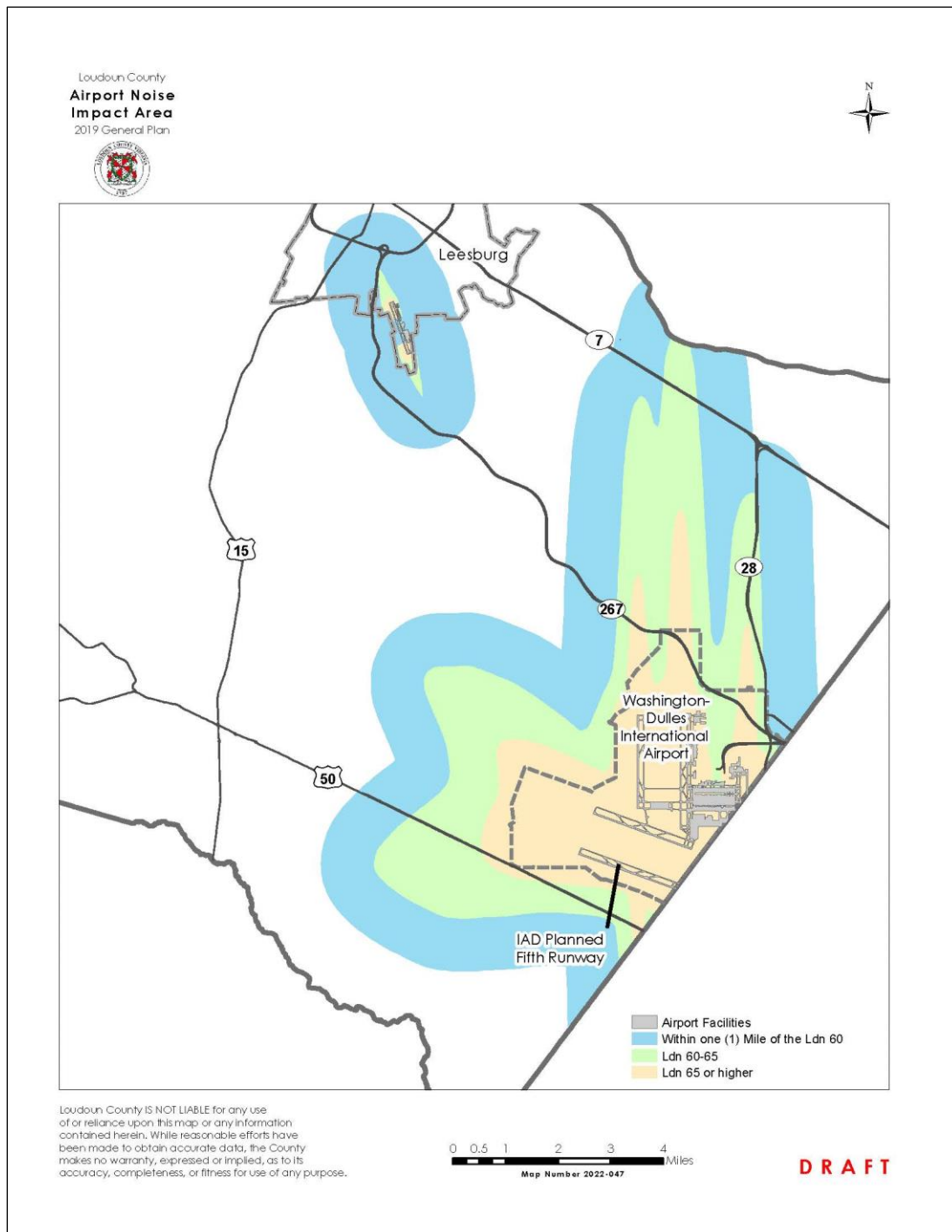
- Establish new, and clarify, revise, and/or delete as necessary to implement and be in accordance with foregoing amendments.

Amendments to Chapter 7 – Implementation:

- Revise the list of key implementation actions to indicate that consideration of the noise contours in the 2019 Washington Dulles International Noise Contour Map Update has been implemented.
- Revise the Implementation Matrix in accordance with foregoing amendments.

Amendments to the Glossary:

- Revise the definition of “Airport Noise Impact Area.”



(CPAM-2021-0001, AIRPORT IMPACT OVERLAY DISTRICT UPDATE will be heard in conjunction with ZMAP-2021-0011 & ZOAM-2021-0002, AIRPORT IMPACT OVERLAY DISTRICT UPDATE)

ZMAP-2021-0011 & ZOAM-2021-0002
AIRPORT IMPACT OVERLAY DISTRICT UPDATE
(Zoning Ordinance Amendment and Zoning Map Amendment)

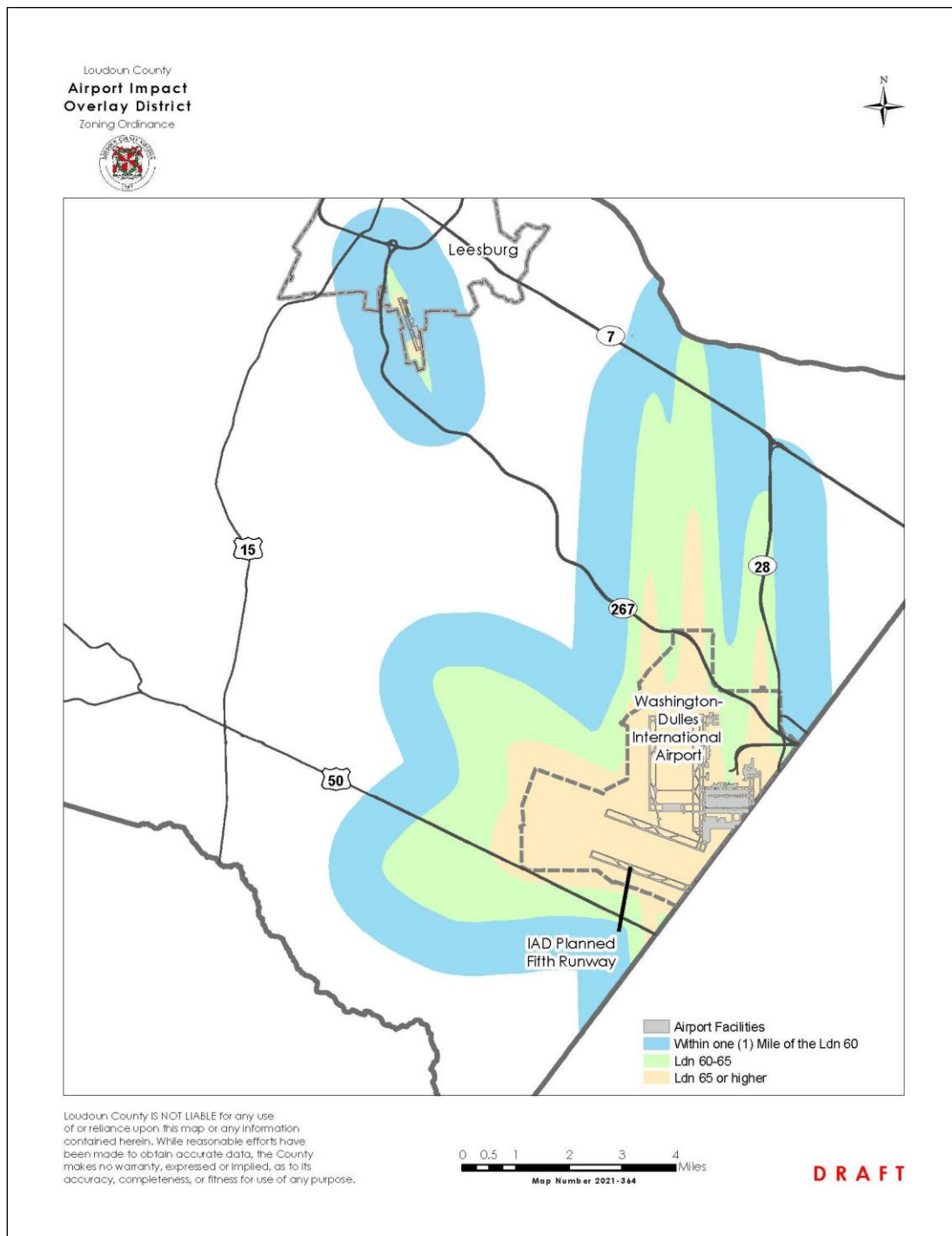
Pursuant to Virginia Code §§15.2-2204, 15.2-2284, 15.2-2285, and 15.2-2286, and a Resolution of Intent to Amend adopted by the Board of Supervisors on March 1, 2022, the Board of Supervisors hereby gives notice of proposed amendments to the Revised 1993 Zoning Ordinance ("Zoning Ordinance") in order to establish new, clarify existing, revise, regulations and definitions to the AI-Airport Impact Overlay District (AIOD). These amendments are being proposed pursuant to the 2019 Washington Dulles International Airport (Dulles International Airport) Aircraft Noise Contour Map Update. The amendment proposes revisions to Article 4, *Special & Overlay Districts*, Section 4-1400, *AI-Airport Impact Overlay District* and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct section and subsection numbering, and formatting within, update cross-references to, and further clarify the requirements of the above-mentioned section(s) of the Zoning Ordinance. The proposed text amendments under consideration include, without limitation, the following:

Amendments to Article 4, Special & Overlay Districts, Section 4-1400, AI-Airport Impact Overlay District:

- Add the basis for the AOID boundaries based on the Washington Dulles International Airport Aircraft Noise Contour Map Update, May 2019.
- Amend the AIOD boundaries as reflected on the AIOD Map.
- Clarify the disclosure statement requirements for prospective purchasers of properties within the AIOD.
- Add for previously approved residential that designated residential uses located outside of the Ldn 65 or higher aircraft noise impact area at the time of approval but subsequently became located within the Ldn 65 or higher aircraft noise impact area as a result of amendments to the AIOD map shall continue to have all applications processed in accord with the approved rezoning and the Loudoun County Zoning Ordinance in effect prior to the adoption of the amendment.
- Add exceptions for properties that are relocated to a Ldn 65 or higher area where residential uses and structures and additions are not permitted, as a result of the adoption of ZMAP-2021-0011 & ZOAM 2021-0002.
- Amend the Zoning Ordinance text throughout Section 4-1400 et. seq. to clarify applicability and maintain consistency with the Zoning Ordinance.

In addition to the ZOAM, pursuant to the Resolution of Intent to Amend adopted by the Board of Supervisors on March 1, 2022, the Board of Supervisors hereby gives notice of proposed amendments to the Loudoun County Zoning AI-Airport Impact Overlay Map around Washington Dulles International Airport. Adoption of the new aircraft noise contours may result in a change in a property location within a new noise impact area (within one (1) mile of Ldn 60, Ldn 60-65,

or Ldn 65 or higher). Adoption of new aircraft noise contours will result in some properties being subject to Ldn 65 or higher area zoning restrictions, which prohibits new residential uses and structures and additions, unless previously approved, or existing. Also, the adoption of new aircraft noise contours would result in some properties, currently restricted, to permit residential development. The total size of the area proposed to be subject to ZOAM-2021-0002 and ZMAP-2021-0011 is approximately 36,102 acres. The area proposed as the Dulles International Airport Impact Overlay District is generally east of Watson Road and Belmont Ridge Road, north of Seven Hills Drive, and encompasses properties up to the northern and eastern County boundaries. The area proposed as the Leesburg Executive Airport Impact Overlay District is not proposed to change but is subject to proposed text amendments. That area continues to include properties south of Harry Byrd Highway, north of Loudoun Academy Drive, generally east of South King Street, and west of Belmont Ridge Road.



The public purposes of these amendments are to achieve the purposes of zoning as set forth in Virginia Code §§15.2-2200 and 15.2-2283, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

(ZMAP-2021-0011 & ZOAM-2021-0002, AIRPORT IMPACT OVERLAY DISTRICT UPDATE will be heard in conjunction with CPAM-2021-0001, AIRPORT IMPACT OVERLAY DISTRICT UPDATE)

A complete copy of the full text of the above-referenced proposed amendments are on file and available for public inspection at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday, or call 703-777-0200. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for “Board of Supervisors Business Meetings, Public Hearings and Special Meetings”).

Unless otherwise noted in the above notices, copies of the above-referenced amendments, applications, ordinances, and/or plans and related documents may be examined by request at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 5:00 p.m., Monday through Friday, or call 703-777-0246 (option 5) to request hard copies or electronic copies, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: www.loudoun.gov/bosdocuments (for Public Hearing documents, follow the link for “[Board of Supervisors Business Meetings, Public Hearings and Special Meetings](#)”). In addition, for detailed instructions on how to access documents using LOLA, to request that documents be emailed to you, to receive physical copies of documents, or to arrange a time to view the file at the Loudoun County Government Center, please email DPZ@loudoun.gov or call 703-777-0246 (option 5).

Board of Supervisors public hearings are available for live viewing on television on Comcast Government Channel 23 and Verizon FiOS Channel 40, and livestreamed at loudoun.gov/meetings. All members of the public who desire to speak will be heard as to their views pertinent to these matters. Public input may be provided by electronic means at Board public hearings. Members of the public who wish to provide public input, whether electronically or in person, will be accommodated without advanced sign-up during the hearing, however, members of the public are strongly encouraged to sign-up in advance. For this public hearing, advanced sign-up will be taken after 8:30 a.m. on October 28, 2022, and no later than 12:00 p.m. on November 9, 2022. If you wish to sign-up in advance, call the Office of the County Administrator at (703) 777-0200. Citizens will also have the option to sign-up during the public hearing. Citizens may also submit written comments by email sent to bos@loudoun.gov. Any written comments received prior to the public hearing will be distributed to Board members and made part of the minutes for the public hearing.

Hearing assistance is available for meetings in the Board of Supervisors’ Meeting Room. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, please contact the Office of the County Administrator at 703-777-0200. At least one business day of advance notice is requested; some accommodations may require more than one day of notice. FM Assistive Listening System is available at the meetings.

**BY ORDER OF: PHYLLIS RANDALL, CHAIR
LOUDOUN COUNTY BOARD OF SUPERVISORS**